

BILL NO. R-84-11- 07

DECLARATORY RESOLUTION NO. R-136-84

A DECLARATORY RESOLUTION designating
an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

WHEREAS, Petitioner has duly filed its petition dated
October 29, 1984, to have the following described property design-
ated and declared an "Economic Revitalization Area" under Divi-
sion 6, Article II, Chapter 2 of the Municipal Code of the City
of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
to-wit:

The following described real estate
in Allen County, Indiana:

A parcel of land situated in that
part of the Southeast Quarter of the
Northeast Quarter of Section 28,
Township 31 North, Range 12 East,
lying North and East of the center
line of the public highway known
as the Goshen Road and U.S. Highway
No. 30, and West of the right-of-way
of the Grand Rapids and Indiana Rail-
road; as by metes and bounds de-
scribed, to-wit: Commencing on the
center line of the public highway
known as the Goshen Road at a point
situated 763.7 feet Southeasterly
of the point of intersection of said
highway center line by the North line
of the Southeast Quarter of the North-
east Quarter of the said section;
thence continuing Southeasterly on
the said highway center line, 160.0
feet; thence Northeasterly on a line
normal to the said highway center
line, 394.0 feet to the West line
of the right-of-way of the Grand
Rapids and Indiana Railroad; thence
North on the said right-of-way line,
211.8 feet to a point situated 231.8
feet South of its intersection by
the North line of the Southeast
quarter of the Northeast quarter of
said section; thence Southwesterly
on a line normal to the said highway
center line, 532.8 feet to the point
of beginning; SUBJECT to the public
highway upon the Southwest 45.0 feet
thereof.

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The following described real estate
in Allen County, Indiana:

A parcel of land situated in that
part of the Southeast 1/4 of the
Northeast 1/4 of Section 28, Town-
ship 31 North, Range 12 East lying
North and East of the center line
of the public highway known as the
Goshen Road and U.S. Highway No. 30
and West of the right-of-way of the
Grand Rapids and Indiana Railroad;
as by metes and bounds described
as follows, to-wit: Commencing
on the center line of the public
highway known as the Goshen Road
at a point situated 763.7 feet south-
easterly of the point of intersection
of said highway center line by the
north line of the Southeast quarter
of the Northeast quarter of said
Section; thence continuing south-
easterly on the said highway center
line, 80 feet; thence northeasterly
on a line normal to the said highway
center line 463.4 feet to the west
line of the right-of-way of the Grand
Rapids and Indiana Railroad; thence
North on the said right-of-way line
105.9 feet to a point situated 231.8
feet of its intersection by the north
line of the Southeast quarter of the
Northeast quarter of said Section;
thence Southwesterly on a line normal
to the said highway center line 532.8
feet to the point of beginning, sub-
ject to the public highway upon the
Southwest 45.0 feet thereof.

said property more commonly known as 2525 and 2514 Goshen Road,
Fort Wayne, Indiana;

WHEREAS, it appears that said petition should be pro-
cessed to final determination in accordance with the provisions
of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section
4, below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin upon the effective date of

1 Page Three

2 the Confirming Resolution referred to in Section 3 of this Resolu-
3 tion and shall continue for one (1) year thereafter. Said desig-
4 nation shall terminate at the end of that one-year period.

5 SECTION 2. That upon adoption of this Resolution:

6 (a) Said Resolution shall be filed with the Allen
7 County Assessor;

8 (b) Said Resolution shall be referred to the Committee
9 on Finance and shall also be referred to the De-
10 partment of Economic Development requesting a re-
11 commendation from said department concerning the
12 advisability of designating the above designated
13 area an "Economic Revitalization Area";

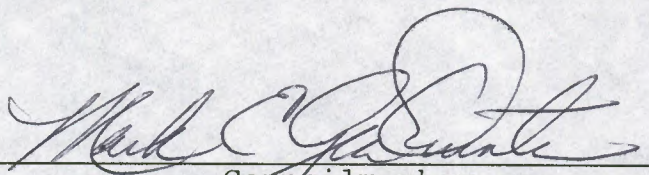
14 (c) Common Council shall publish notice in accordance
15 with I.C. 5-3-1 of the adoption and substance of
16 this Resolution and setting this designation as an
17 "Economic Revitalization Area" for public hearing;

18 (d) If this Resolution involves an area that has al-
19 ready been designated an allocation area under
20 I.C. 36-7-14-39, then the Resolution shall be re-
21 ferred to the Fort Wayne Redevelopment Commission
22 and said designation as an "Economic Revitalization
23 Area" shall not be finally approved unless said
24 Commission adopts a resolution approving the peti-
25 tion.

26 SECTION 2. That this Resolution shall be subject to
27 being confirmed, modified and confirmed or rescinded after public
28 hearing and receipt by Common Council of the above described re-
29 commendations and resolution, if applicable.

30 SECTION 4. That this Resolution shall be in full force
31 and effect from and after its passage and any and all necessary
32 approval by the Mayor.

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Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta,
seconded by Henry, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>4</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>4</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>4</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>1</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>1</u>	_____	_____	_____	_____
<u>REDD</u>	<u>1</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>1</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	<u>1</u>	_____
<u>TALARICO</u>	<u>1</u>	_____	_____	_____	_____

DATE: 11-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL)
(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 9-136-84
on the 13th day of November, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of November, 1984,
at the hour of 11:30 o'clock A..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of November,
1984, at the hour of 3:00 o'clock P..M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Fort Wayne Clutch Exchange (an Indiana partnership)
2. Owner(s) Francis M. DeMayo and Robert G. DeMayo
3. Address of Owner(s) 2424 Goshen Road
Fort Wayne, IN 46808
4. Telephone Number of Owner(s) (219) 484-8505
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 2424 Goshen Road
Fort Wayne, IN 46808
7. Telephone number of Applicant (219) 484-8505
8. Address of Property Seeking Designation 2514 and 2525 Goshen Road, Fort Wayne,
Indiana 46808
9. Legal Description of Property Proposed for Designation (may be attached) see attached
10. Townwhip Washington Township - Allen County, Indiana
11. Taxing District 80 Washington

12. Current Zoning M-1
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Most of the real estate is unimproved.
A portion of the real estate has a warehouse on it.
- b. What Structure(s) (if any) are on the property? A warehouse is on
a portion of the real estate
- b. What is the condition of this structure/these structures? Good condition.
15. Current Assessed Value of Real Estate \$13,300
- a. Land \$10,700.
- b. Improvements \$2,600
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$977.14
17. Description of Proposed Improvements to the Real Estate
A 20,000 square foot building will be constructed on the real estate.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Approximately November 2, 1984.
- b. When is completion expected? March 1, 1985
19. Cost of Project (not including land costs) \$365,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 25 full time and 2 part time are now employed; 37 full time and 2 part time will be employed after the project is completed.

~~lation of this new manufacturing equipment?~~

b. What is the nature of those jobs? 11 new jobs will be for factory employees and one new job will be for a clerical employee

c. Anticipated time frame for reaching employment level stated above?

Three years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The project will be located within the City of Fort

Wayne, Indiana, an area which has experienced high unemployment in recent years due to economic recession and the relocation of jobs from Fort Wayne to other portions of the country.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The proposed project will enable Fort Wayne Clutch, Inc., lessee of the applicant, to increase the sales of its products which will necessitate its hiring approximately twelve additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Lincoln National Bank has agreed to purchase the economic development bonds which will be issued to finance the project. An inducement resolution for the bonds has been issued by the Fort Wayne, Indiana Economic Development Commission.

I hereby certify that the information and representation on this Application are true and complete.

Francis M. DeMayo

Signature(s) of Owners

Francis M. DeMayo, Partner

10/ 29 /84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

The following described real estate in Allen County, Indiana:

A parcel of land situated in that part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, lying North and East of the center line of the public highway known as the Goshen Road and U.S. Highway No. 30, and West of the right-of-way of the Grand Rapids and Indiana Railroad; as by metes and bounds described, to-wit: Commencing on the center line of the public highway known as the Goshen Road at a point situated 763.7 feet Southeasterly of the point of intersection of said highway center line by the North line of the Southeast Quarter of the Northeast Quarter of the said section; thence continuing Southeasterly on the said highway center line, 160.0 feet; thence Northeasterly on a line normal to the said highway center line, 394.0 feet to the West line of the right-of-way of the Grand Rapids and Indiana Railroad; thence North on the said right-of-way line, 211.8 feet to a point situated 231.8 feet South of its intersection by the North line of the Southeast quarter of the Northeast quarter of said section; thence Southwesterly on a line normal to the said highway center line, 532.8 feet to the point of beginning; SUBJECT to the public highway upon the Southwest 45.0 feet thereof.

The following described real estate in Allen County, Indiana:

A parcel of land situated in that part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 31 North, Range 12 East lying North and East of the center line of the public highway known as the Goshen Road and U.S. Highway No. 30 and West of the right-of-way of the Grand Rapids and Indiana Railroad; as by metes and bounds described as follows, to-wit: Commencing on the center line of the public highway known as the Goshen Road at a point situated 763.7 feet southeasterly of the point of intersection of said highway center line by the north line of the Southeast quarter of the Northeast quarter of said Section; thence continuing southeasterly on the said highway center line, 80 feet; thence northeasterly on a line normal to the said highway center line 463.4 feet to the west line of the right-of-way of the Grand Rapids and Indiana Railroad; thence North on the said right-of-way line 105.9 feet to a point situated 231.8 feet of its intersection by the north line of the Southeast quarter of the Northeast quarter of said Section; thence Southwesterly on a line normal to the said highway center line 532.8 feet to the point of beginning, subject to the public highway upon the Southwest 45.0 feet thereof. (Commonly known as 2514 Goshen Road, Fort Wayne, Indiana).

The applicant is Fort Wayne Clutch Exchange, an Indiana general partnership composed of two brothers, Francis M. DeMayo and Robert G. DeMayo. The partnership's purpose is to hold and manage real estate located at 2424 Goshen Road, Fort Wayne, Indiana. The real estate and the buildings thereon are being leased to Fort Wayne Clutch, Inc., an Indiana corporation, which remanufactures clutches and driveline components used in motor vehicles. The corporation is owned equally by Francis M. DeMayo and Robert G. DeMayo.

The applicant desires to construct on the real estate a new building which will be leased to Fort Wayne Clutch, Inc., and to purchase new equipment, including a computer, which will also be leased to Fort Wayne Clutch, Inc. The new building and equipment will be utilized to meet an increasing demand for the products of Fort Wayne Clutch, Inc.

All employees involved in the foregoing enterprise are employees of Fort Wayne Clutch, Inc. All new employees hired by reason of this project will be employees of Fort Wayne Clutch, Inc.



FORT WAYNE CLUTCH, INC.

37967

2424 Goshen Road
FORT WAYNE, INDIANA 46808

LINCOLN NATIONAL BANK & TRUST CO.
FORT WAYNE, INDIANA 46802

71-27
712

PAY

THE SUM OF \$500.00 CTS

DOLLARS

TO THE ORDER OF

DATE

CHECK NUMBER

NET CHECK

City Of Ft Wayne

Oct 29 84

50 00

Appropriated Real Est Tax

FORT WAYNE CLUTCH, INC.

David H. Hensley

1071200271

287500 01

6843
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-84-11-07

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Fort Wayne Clutch Exchange;
2514 and 2525 Goshen Road)

EFFECT OF PASSAGE The proposed project will enable Fort Wayne Clutch, Inc.,
lessee of the applicant, to increase the sales of its products which will
necessitate its hiring approximately twelve additional employees and the
increased economic activity will increase the tax base of the City of Fort
Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$365,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____